

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT
1 February 2016

APPLICATION NO:
P/2015 /0753

LOCATION:
20 GLEN AVON WREXHAM
LL12 7DR

DATE RECEIVED:
29/09/2015

COMMUNITY:
Acton

DESCRIPTION:
ERECTION OF SUMMERHOUSE IN
REAR GARDEN FOR USE AS
HAIRDRESSERS BY APPOINTMENT
ONLY

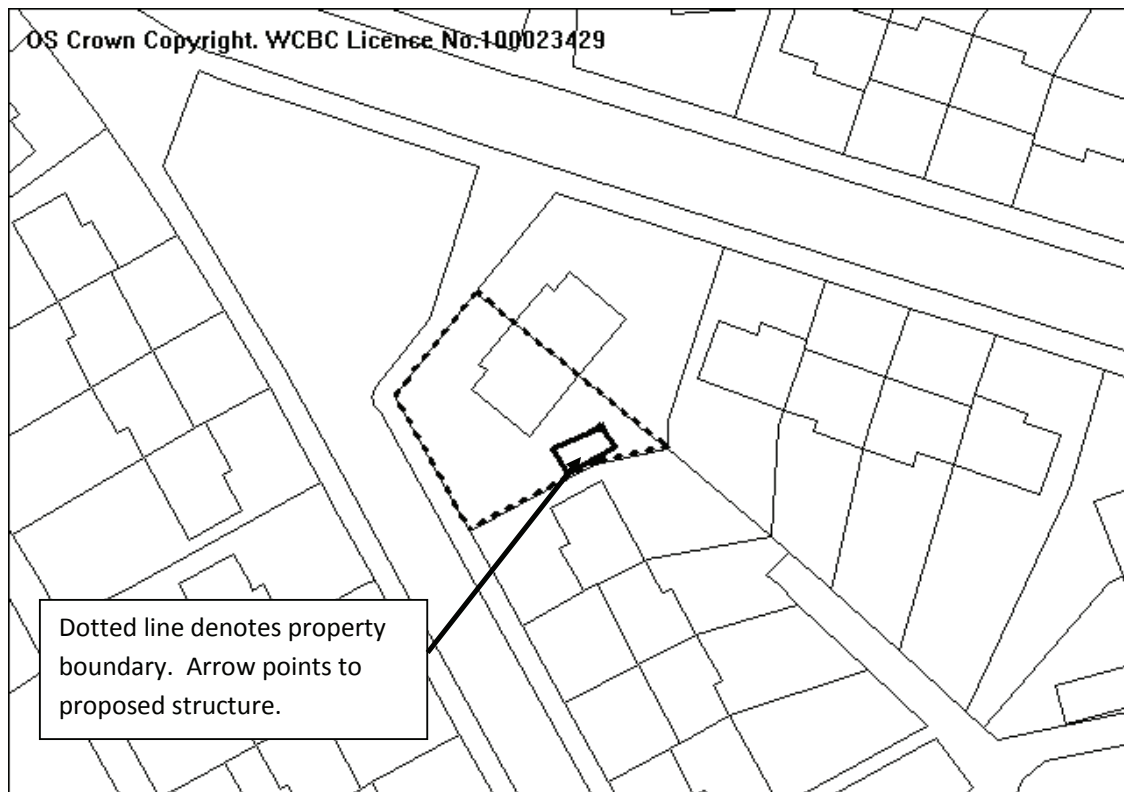
CASE OFFICER:
PF

WARD:
Maesydre

APPLICANT(S) NAME:
MRS DONNA HORSFALL DONNA'S
MOBILE HAIR

AGENT NAME:
DONNA'S MOBILE HAIR
MRS DONNA
HORSFALL

THE SITE



PROPOSAL

Planning permission is sought for a partial change of use of land to allow for the installation of a timber garden room style outbuilding to allow for hairdressing on an appointment only basis. The proposed structure would be located in the garden area of the dwelling and would measure 5m by 2.5m to a maximum height of 2.5m.

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT
1 February 2016

HISTORY

None.

DEVELOPMENT PLAN

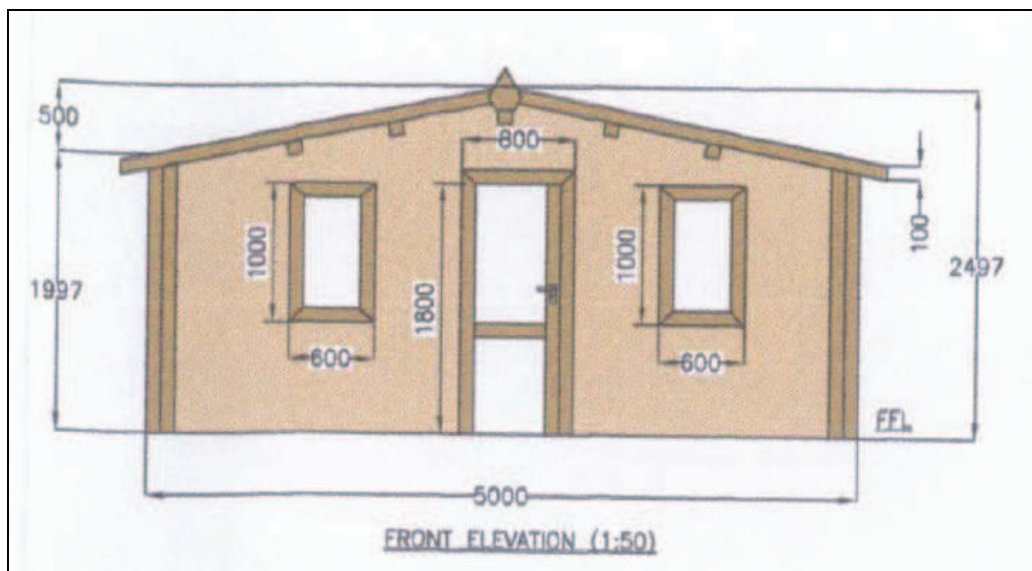
The site is located within a defined settlement limit. Policies PS2, GDP1 and T8 are relevant. Guidance is also contained in Local Planning Guidance Note 16 – Parking Standards.

CONSULTATIONS

Community Council:	Objects to this application for the following reasons: - The proposed Summerhouse will result in the overdevelopment of this plot in this residential area; - The Summerhouse will have a detrimental visual impact and is in close proximity to neighbouring properties.
Local Member:	Notified 09.10.2015
Site Notice:	Expired 02.11.2015
Highways:	No recommendations.
Public Protection:	No comments.
Neighbouring Occupiers:	6 neighbouring occupiers notified 02.11.2015

SPECIAL CONSIDERATIONS:

Amenity: The proposal is for the erection of a domestic style summer house in the existing garden area of the dwelling to be used as a hair salon on an appointment only basis. The style of the structure is shown below.



Proposed front elevation of building

Concerns have been raised by the Community Council in terms of the visual impact of the structure and its location in close proximity to the neighbouring occupiers. It should be noted that if this structure were proposed purely for domestic purposes, it would meet the criteria for Permitted Development and would therefore not require an application planning permission. There is also evidence on mapping and on site of a former structure in the position of the proposal.

Therefore the main issue for consideration is the impact upon the amenity of the neighbouring occupiers by way of noise and disturbance from the proposed use of the structure. The applicant states that the hairdressing business would be carried out on an appointment basis only, with no more than two customers on site at any one time. The risk of more customers than this is unlikely given the scale of the structure. I consider that this is an appropriate business model in this location reducing the potential for the overlap of customers as well as reducing the risk of speculative customers visiting the site. An appropriate condition to ensure that customers only visit the site on an appointment basis will be required in this instance.

Highways: The property benefits from off street parking, however this will be further limited by the construction of the garden room. As a result of the development, one space will be provided on site. I do not consider that the proposed use will result in a significant material increase in traffic movements to the site. Having said this, the dwelling sits on a significant cul-de-sac area where customers are likely to park. This will not result in a dangerous obstruction to the highway and I deem this to be acceptable.

CONCLUSION

I am satisfied that this proposal will not result in a detriment to the amenity enjoyed by the neighbouring occupiers by way of noise disturbance or traffic congestion. I therefore recommend accordingly.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 007 Rev P1 and contained within the application documentation.
3. The hair dressing salon hereby approved shall be used only by the owner, Mrs Donna Horsfall. After the need for the hairdressing salon has ceased, the building shall remain as ancillary domestic use to be used in conjunction with the occupation of No 20 Glen Avon and shall not be used for the benefit of any other business use unless otherwise agreed by the approval of a separate planning application to that effect.

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT
1 February 2016

4. The maximum number of customers attending the hair dressing salon business at number 20 Glen Avon (The Premises) shall not exceed two customers at any one time.
5. The use hereby permitted shall be on an appointment basis only.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
 2. To ensure that the development fully complies with the appropriate policies and standards.
 3. To ensure that the Council can retain control over the use of the building.
 4. To regulate and control activity levels and to restrict any potential intensification of use.
 5. To ensure that the business is properly controlled so that the change of use does not cause harm to the amenities of the neighbouring residential properties.
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